083.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,700 / 748,700
					USE VALUE:	748,700 / 748,700
					ASSESSED:	748,700 / 748,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALEOTA JOSEPH A JR & VIDA/TR
Owner 2:	GALEOTA FAMILY TRUST
Owner 3:	
Street 1:	104 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALEOTA JOSEPH A/ETAL -
Owner 2:	GALEOTA VIDA A -
Street 1:	104 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,875 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1581 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5875.000	331,300		417,400	748,700
Total Card	0.135	331,300		417,400	748,700
Total Parcel	0.135	331,300		417,400	748,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.56 | /Parcel: 473.5

Legal Description

User Acct 52230

GIS Ref

GIS Ref

Insp Date 09/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 083.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,500	0	5,875.	417,400	748,900	748,900	Year End Roll	12/18/2019
2019	101	FV	251,900	0	5,875.	411,400	663,300	663,300	Year End Roll	1/3/2019
2018	101	FV	251,900	0	5,875.	316,000	567,900	567,900	Year End Roll	12/20/2017
2017	101	FV	251,900	0	5,875.	298,100	550,000	550,000	Year End Roll	1/3/2017
2016	101	FV	251,900	0	5,875.	274,300	526,200	526,200	Year End	1/4/2016
2015	101	FV	238,700	0	5,875.	256,400	495,100	495,100	Year End Roll	12/11/2014
2014	101	FV	238,700	0	5,875.	236,100	474,800	474,800	Year End Roll	12/16/2013
2013	101	FV	238,700	0	5,875.	236,100	474,800	474,800		12/13/2012

!6792!

PRINT

Date	Time
12/10/20	21:30:40

LAST REV

Date	Time
09/13/18	12:14:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6792

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALEOTA JOSEPH	1482-121		12/16/2015	Convenience	1	No	No		
MAHANTY SIV	1131-72		8/22/1994		145,000	No	No		Y

USER DEFINED

Prior Id # 1:	52230
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2004	683	Dormers	38,000	C		G6	GR FY06	25X16 RR DRMR, 15X
11/6/1995	637	Manual	300					WOODSTOVE
11/10/1994	620		5,000					15X20 STORE ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Inspected	PH	Patrick H
8/13/2018	MEAS&NOTICE	CC	Chris C
11/25/2008	Meas/Inspect	336	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
2/18/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5875		Sq. Ft.	Site		0	70.	1.01	6									417,374						417,400	

Total AC/HA: 0.13487 | Total SF/SM: 5875 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 417,374 | Spl Credit | Total: 417,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31413651
Const Adj.:	0.97757620
Adj $ / SQ:	167.007
Other Features:	93200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406946
Depreciation:	75692
Depreciated Total:	331254

COMMENTS

OF=BMT SINK & 5 FIXTURES IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

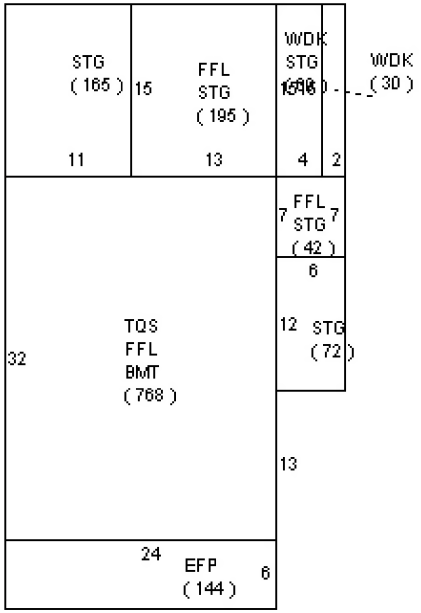
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,005	167.010	167,842
BMT	Basement	768	50.100	38,478
TQS	3/4 Story	576	167.010	96,196
STG	Storage	534	6.230	3,328
EFP	Enclos Porch	144	45.100	6,494
WDK	Deck	90	15.640	1,408

Net Sketched Area:	3,117			Total:	313,746
Size Ad	1581	Gross Are	3309	FinArea	1581

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.01
Special Features:	0	Val/Su Net:	106.29
Final Total:	331300	Val/Su SzAd	209.55

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	